

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	KIRKPATRICK PATTY I/TRUSTEE			
Owner 2:	KIRKPATRICK REVOCABLE TRUST			
Owner 3:				
Street 1:	31 CRESCENT HILL AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cnty:		Own Occ: Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	KIRKPATRICK PATTY I -		
Owner 2:	-		
Street 1:	31 CRESCENT HILL AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Clapboard Exterior and 2356 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6500		Sq. Ft.	Site		0	70.	0.95	6									430,498						430,500	
Total AC/HA:	0.14922			Total SF/SM:	6500		Parcel LUC:	104	Two Family		Prime NB Desc:	ARLINGTON								Total:	430,498		Spl Credit			Total:	430,500

EXTERIOR INFORMATION

Type:	12 - Multi-Conver	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	2	Total: 2
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

GENERAL INFORMATION

Grade:	C - Average	
Year Blt:	1910	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G10	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall:	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	5 - Steam	
# Heat Sys:	2	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wall:		% Sprinkled:

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1920	21.94	T	40	104			4,700			4,700
2	Frame Shed	D	Y	1	7X14	A	AV	2006	0.00	T	10.4	104						
22	Wood Deck	D	Y	1	7X14	A	AV	2000	16.00	T	15.2	104			1,300			1,300
										</								